

Snetterton Parish Council

PARISH COUNCIL MEETING

Tyrrells Restaurant - Snetterton Circuit, Norfolk NR16 2QX

Monday 30th March 2026 at 6.30 pm

Councillors Present: Sam Hemsall (Chair), Trevor Watkins (Vice Chair), Gen Ellis and Henry Mason

Clerk/Responsible Financial Officer (RFO): Sally Chapman

Also Present: District Councillor Sarah Suggitt and five parishioners

Public Forum

A. Public Forum

- A parishioner reported concerns regarding speeding traffic throughout Snetterton village.
- A parishioner raised concerns regarding World Horse Welfare using local roads, including Sallow Lane, rather than routes within their own premises.

The Chair confirmed that the above matters would be placed on the next agenda.

Action: Clerk

B. To Receive Reports from District Councillor Sarah Suggitt

The District Councillor provided a verbal update. Main points:

Unitary Councils - it was noted that Norfolk is proposed to be split into three unitary councils. Details are still being developed, with significant implementation work required ahead of the anticipated commencement in 2028.

The Local Plan is currently being drafted and is expected to go out for consultation again in July 2026. The Chair reported that it had been noted that the Parish Council's comments had not been included in the Local Plan draft. A response from Breckland District Council (BDC) is awaited and despite two or three follow-ups, no reply has been received to date. The District Councillor confirmed that she will pursue this matter on the Parish Council's behalf.

Action: Clerk

North End Planning Applications

The District Councillor had contacted Snetterton Parish Council (SPC) to seek clarification on why it had withdrawn its support for the North End planning application and no longer wished to take on responsibility for the amenity area.

The Chair advised that SPC represents the views of its parishioners. A newly formed group, Snetterton Residents Action Group (SRAG), is opposed to the proposal and application, and has put forward its concerns.

The following points were noted:

1. Concerns were raised regarding the Design and Access Statement (October 2025), with which the Parish Council did not agree.
2. Concerns were also raised regarding the Ecology Report (January 2026), which indicated that the PC would be responsible for 30 years of management of the amenity land. Councillors agreed that SPC is not in a position to take on this responsibility.
3. A lack of confidence in BDR was expressed. It was noted that reports in the press stated that BDC to write off £515,455 owed by its investment arm, Breckland Bridge Ltd.
4. Cllrs also noted concerns regarding transparency, particularly as Breckland District Council owns the amenity land and is responsible for determining the planning application.
5. It was reported that SPC has received ambiguous responses from Breckland District Council regarding the covenant on the amenity land.
6. It remains unclear whether an independent valuation of the land has been undertaken. It was originally indicated that the land would be sold at auction, however it now appears that Breckland District Council may develop the site directly.

Signed:

Date:

Snetterton Parish Council

7. The amenity land is the only open space within the village and is widely used by parishioners for recreation, including dog walking.

Questions were raised to the District Councillor by the Chair of SRAG and members of the public, and a discussion followed.

The District Councillor advised that she will review the covenant relating to the amenity land, along with the Design and Access Statement and the Ecology Report.

She confirmed that concerns regarding sewage and water infrastructure would be addressed as part of the planning application process. Biodiversity Net Gain requirements will also be considered at that stage. It was noted that Breckland Bridge has been established to make use of smaller parcels of land, and that the reported debt has not been written off.

The District Councillor further advised that, in the absence of Parish Council support, Breckland District Council would not seek to develop the land directly. Instead, the site would likely be offered for sale at auction, with pre-application advice in place.

Any future planning application would be determined by Breckland District Council's Planning Committee.

MINUTES

1. To Approve Apologies for Absence

Apologies Received and Approved from Cllr Dodds.

2. To Receive Declaration of Interests and any Requests for Dispensation

None

3. To Approve the Minutes of the Last Meeting on Monday 2nd February 2026

The Minutes from the Meeting held on Monday 2nd February 2026 were confirmed unanimously as a true and accurate record and signed by the Chair.

4. Finance

a) To Receive the Financial & Budget Reports and Approve the Income & Expenditure

Councillors Resolved unanimously to Approve the Financial and Budget Reports and the following Receipts and Expenditure:

DATE	REFERENCE	DETAILS	RECEIPTS	EXPENDITURE
28/02/2026	S/O	Clerk's Salary - February		£378.52
28/02/2026	Transfer	Bank Service Charge		£6.00
28/03/2026	S/O	Clerk's Salary - March		£378.52
30/03/2026	13	Clerk's Expenses February & March		£26.00
31/03/2026	Transfer	Bank Service Charge		£6.00
		Total	£ -	£ 795.04
		Reserves		
		General Reserves		£ 5,467.70
		Restricted Reserves		£ 1,200.00
		Total		£ 6,667.70

b) To Note the Internal Audit Date – from 1st April 2026

Councillors noted the internal audit date. The Clerk advised that the internal audit is scheduled to take place in April and is expected to be completed in advance of the May meeting.

c) To Note the Planning Training Date - Monday 27th April 2026

Cllrs noted the scheduled whole-Council Planning Training, to be held on Monday 27th April 2026 at 6:30pm.

Signed:

Date:

Snetterton Parish Council

d) Bid for Parish Partnership 2026/27 – HGV Restriction Signs – update

The Parish Partnership bid for 2026/27 for HGV restriction signs had been successful. SPC applied for 50% funding and will contribute £750 towards the total scheme cost of £3,000, with the remainder funded through County Councillor grants. The signage will state: 'No Access to Snetterton Industrial Estate' and will be sited on the slip road prior to Sallows Lane junction.

5. Current Planning Applications & Decisions

CLLrs considered the following Applications and Decisions:

Applications

a) PL/2026/0393/NMA [Link](#)

Proposal: Non-Material Amendment on PP 3PL/2024/0701/H Proposed amendment to reflect changes that have been made to the Assembly Point Strategy, requiring the external lighting scheme and fittings to change.

Land off Heath Road, north of Snetterton Motor Circuit

[Councillors Resolved to Submit SPC's Planning Policy.](#) Status: Pending Decision

b) PL/2026/0332/FMIN - [Link](#)

Provision of electrical substation.

Land South Of Falcon Road, Snetterton

[Councillors Resolved to Submit SPC's Planning Policy.](#) Status: Pending Decision

c) PL/2026/0302/FMIN - [Link](#)

Proposed electrical substation to support wider industrial estate.

Twells Business Park, Snetterton

[Councillors Resolved to Submit SPC's Planning Policy.](#) Status: Pending Decision

d) PL/2025/1949/FMIN – [Link](#)

Land At Falcon Road, Snetterton, Norfolk, NR16 2FB

Provision of electrical sub-station.

[SPC Decision: To Submit the Planning Policy.](#) Status: Pending Decision

e) PL/2025/1954/FMIN - minor application

Land At Falcon Road, Snetterton, Norfolk NR16 2JZ

Construction of roundabout, vehicular access road, footpaths, drainage swales and associated infrastructure.

[SPC Decision: To Submit the Planning Policy.](#) Status: Pending Decision

f) PL/2025/1806/RMAJ

RMAJ Application for approval of reserved matters following outline (major)

Unit 4 Snetterton Park Harling Road, Harling Road, Snetterton, NR16 2JU

[SPC Decision: To Submit the Planning Policy.](#) Status: Pending Decision

g) PL/2025/1720/OMIN

The Establishment of Public Open Space at North End, Snetterton NR 16 2LE.

Snetterton North End, Old Hall Lane, Snetterton

[SPC Decision 2nd February 2026: Councillors Resolved to Withdraw their Support for the above applications and agreed to issue a statement to Breckland District Council outlining the reasons for this decision.](#) Status: Pending Decision

h) PL/2025/1356/RMAJ

RMAJ Application for approval of reserved matters following outline (major) outline planning permission: 3PL/2022/0422/O.

Land South Of Falcon Road, Snetterton, NR16 2JZ

[SPC Decision: Objected to this Planning Application with comments.](#)

Status: Pending Decision

Signed:

Date:

Snetterton Parish Council

i) PL/2025/1343/OMIN

Outline application for 3 No. 3-Bed 5-Person Houses and 2 No. 4-Bed 7-Person Houses
Land at North End Snetterton

[SPC Decision 2nd February 2026: Councillors Resolved to Withdraw their Support for the above applications and agreed to issue a statement to Breckland District Council outlining the reasons for this decision.](#) Status: Pending Decision

j) PL/2025/0251/DCA

DCA Approval of details reserved by condition

Land Off Falcon Rd, Snetterton, NR16 2FB.

Discharge of Condition(s) 3 & 4 on 3PL/2021/0989/F

[SPC Decision: To Submit the Planning Policy.](#) Status: Pending Decision

Decisions

k) PL/2025/1967/DCA

DCA Approval of details reserved by condition

Discharge of condition 5 (materials) on pp 3PL/2024/0701/H

Location: Land Off Heath Road, North Of Snetterton Motor Circuit, Snetterton, Norfolk,

Status: Discharge of Condition

l) PL/2025/1764/CLEUD

CLEUD Certificate of lawful development (Existing)

Snetterton Business Park Chalk Lane, Snetterton, Norfolk,

[SPC Decision: To Submit the Planning Policy.](#) Status: Withdrawn

6. Annual Policies & Statutory Documents Review

[Councillors Approved the following policies and statutory documents:](#)

- a) **Asset Register**
- b) **Biodiversity Policy**
- c) **Complaints Policy**
- d) **Co-option Policy**
- e) **Council Action Plan**
- f) **Councillor Code of Conduct - updated**
- g) **Dark Skies & Landscapes Policy**
- h) **Data Retention and Disposal Policy**
- i) **Equal Opportunities Policy**
- j) **Financial Regulations - updated**
- k) **Financial Reserves Policy**
- l) **Freedom of Information Policy and Publication Scheme - updated**
- m) **General Data Protection Regulations Policy, Privacy Notice & Data Information Audit - updated**
- n) **Grievance and Disciplinary Policy**
- o) **Health and Safety Code of Practice Policy**
- p) **Information Technology Policy - new**
- q) **Internal Control Statement**
- r) **Online Banking Policy**
- s) **Planning Policy**
- t) **Planning Response Policy**
- u) **Risk Assessment - updated**
- v) **Scheme of Delegation**
- w) **Sickness Absence Policy**
- x) **Standing Orders - updated**
- y) **Subject Access Request and Procedure Policy - new**

Signed:

Date:

Snetterton Parish Council

z) Volunteer Policy

6. Breckland Local Plan: Regulation 18 Consultation – update

Latest update: [Regulation 18 Local Plan Consultation 2025 - Breckland Council](#)

As previously stated, SPC's comments had not been included in the Local Plan draft. A response from BDC is awaited and despite two or three follow-ups, no reply has been received to date. The District Councillor confirmed that she will pursue this matter on the Parish Council's behalf.

Action: Clerk

7. Highways and Transport

a) NCC Application for a Restricted Byways Across World Horse Welfare Land – c/f

In progress

b) Light Pollution - A11 Corridor – c/f

No response

8. Correspondence (*emails circulated as received*)

a) Snetterton Circuit Noise Complaint and Compliance Concern

Cllr Watkins reported that he attends two MSV meetings each year, which are attended by a representative from all local parish councils. He noted that very few noise complaints are received. Anyone wishing to submit a noise complaint can do so via a link on the MSV [website link](#)

9. AOB (*For discussion only – the Council cannot make decisions on these items unless stated on the agenda*)

a) Bio-Mass Meeting – 23rd March 2026

Cllr Ellis and Cllr Mason attended the above meeting and gave an update. The minutes are attached for information.

b) Litter around McDonald's – update

BDC Enforcement Team confirmed they cannot require McDonald's to clear litter once it leaves their site. Guidance on waste management has been provided to McDonald's. While litter picking on Raceway Road and Snetterton Services is not BDC's responsibility, a litter pick has been requested for the Snetterton Interchange and Harling Road area, and the situation will continue to be monitored. Cllrs reported that the litter pick has now been carried out.

c) Tree Preservation Orders – c/f

10. To Receive Items for the Next Agenda

a) Speeding traffic through Snetterton

b) World Horse Welfare Traffic Management

c) 30mph Signage at Sallow Lane

11. To Note the following Meeting Dates

- Tuesday 19th May 2026 at 6.30 pm – *Annual Parish Meeting & Annual Parish Council Meeting*
- Monday 27th July 2026 at 6.30 pm
- Monday 28th September 2026 at 6.30 pm
- Monday 23rd November 2026 at 6.30 pm

The meeting ended at 7.41 pm

Signed:

Date:

Snetterton Parish Council

9.a) Bio-Mass Meeting Minutes – 23rd March 2026

Snetterton Renewable Energy Plant Meeting

A meeting was held at Snetterton Renewable Energy Plant on 23rd March 2026 at 5.30pm between the Plant management team, Environmental Agency and Snetterton and Shropham Parish Councils.

Present: Steve Nicholls, acting Plant manager and Dan his colleague, Simon Short EA and colleague, David Napier Shropham PC, Henry Mason and Gen Ellis from Snetterton PC.

- Several changes of staff have taken place since the beginning of this year, most notable being that Carl Palmer, previously site manager, has been promoted and Richard Bloomfield will replace him later this year.
- There have been “Zero exceedances to Air, Water and Land” during this period.
- There has been one noise complaint during this period, which was resolved amicably. It was clarified that all neighbours have access to a phone number to contact the Plant in the event of concern. The EA can also be easily contacted.
- A water recirculation project which was due to begin early this year has had to be postponed due to cost.
- The emergency drill held in October was very successful.
- There will be an outage for ten days from 10th April for maintenance purposes.
- There have been no reportable H&S issues at the Plant for nearly seven years, a record of which the Plant management is very proud.
- Simon Short told the meeting that the EA continue to monitor the Plant but there have been no reportable incidences. A climate change risk assessment was undertaken. The EA is very happy with how the Plant is run and organised. Any reports that the EA write about the Plant are now available online. The straw bales which were being stored on an adjacent field have nearly all been cleared after the EA became informally involved.
- David Napier asked whether there would be any more trees to be planted to try to mitigate the overall effect of the industrial nature of the plant on the landscape.
- Henry Mason reiterated the Snetterton PC position on Dark Skies and asked whether the Plant management would consider reducing the light impact from the facility. A positive reply would depend on available funds, but there was general sympathy towards the idea.

The meeting closed at 6.15pm

Signed:

Date: